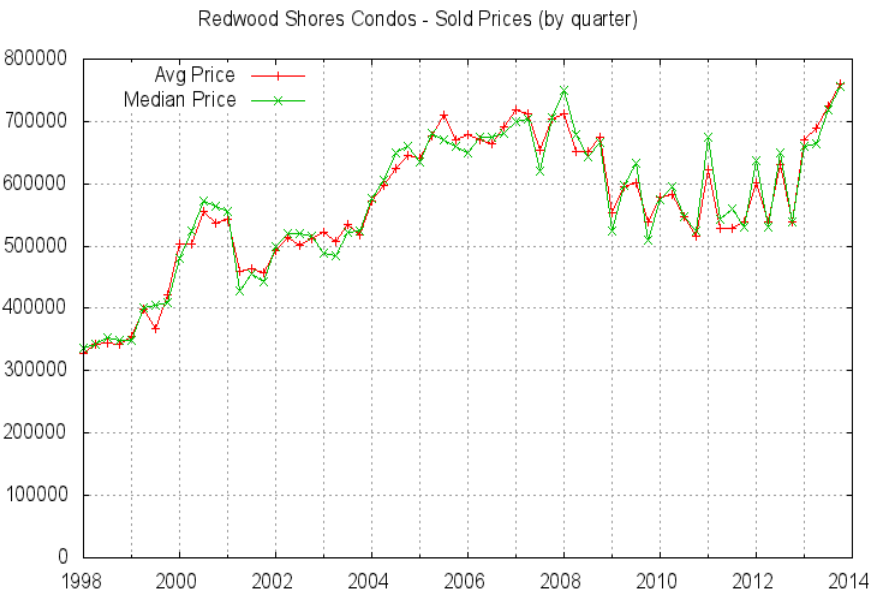


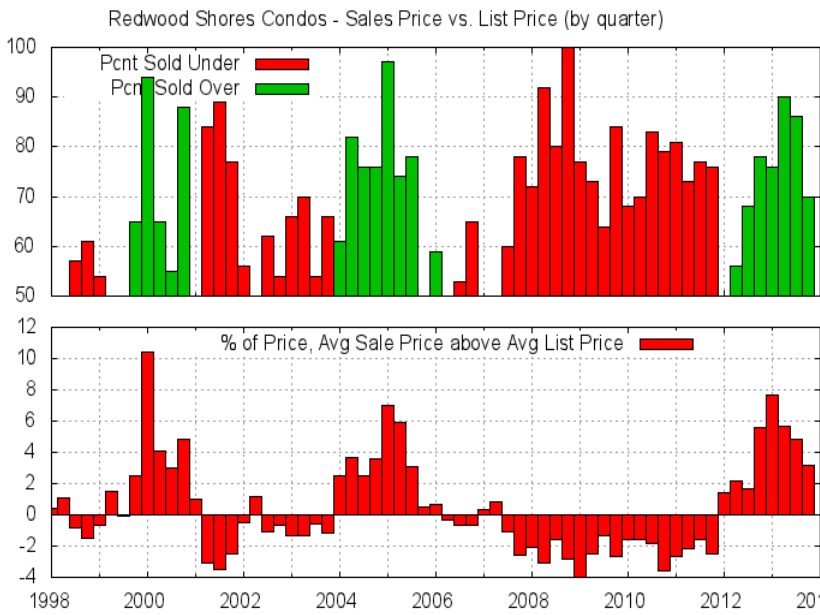
Neighborhood Home Values

Redwood Shores CA (Feb 11 , 2013)

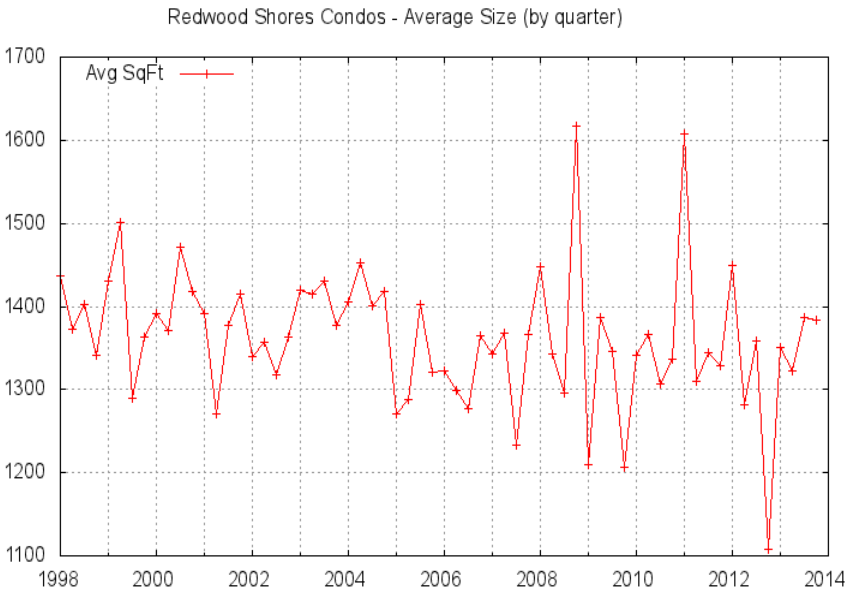
Juliana Lee
650-857-1000



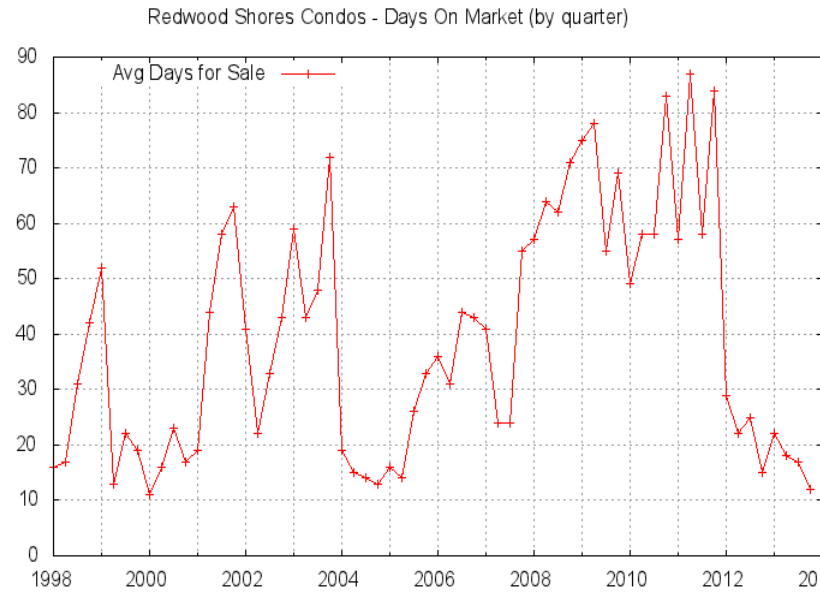
The average price for this neighborhood has surpassed the previous peak reached in 2007.



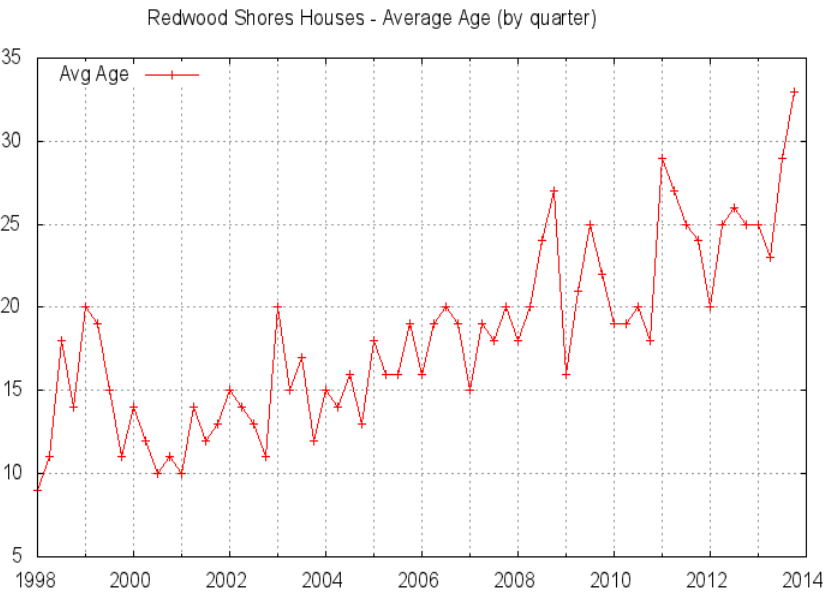
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over list price (recently ~3%).



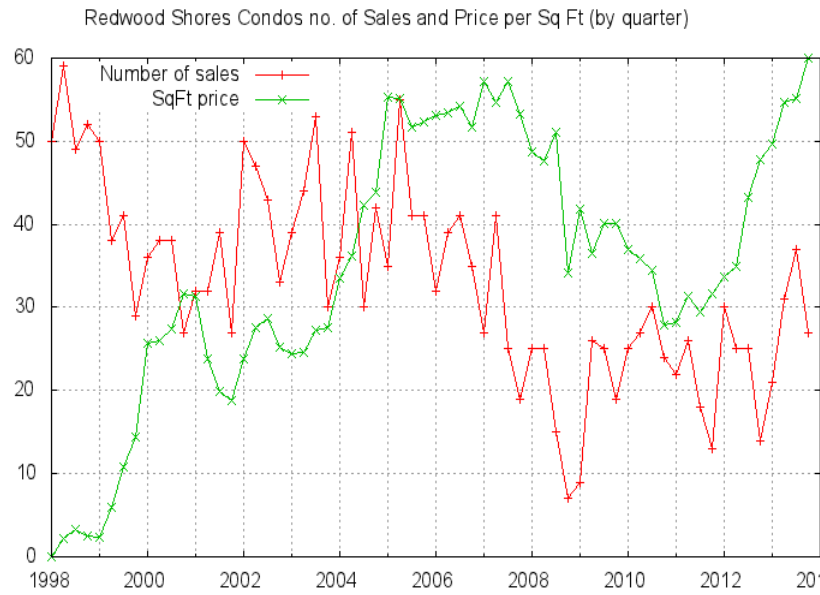
The average size of a condo sold in Redwood Shores decreased in 2006 from about 1,400 sq. ft. then has remained at about 1,350 sq. ft.



The average number of days to sell a condo tends to increase every winter and decrease in late spring / early summer. Since 2012 the number of days has stayed quite low through all seasons. Low sales numbers have often occurred at times of rising prices.



The average age is increasing in spite of the number of new condos being built.



The number of condos sold has a strong seasonal variation. Every winter the number of sales reaches a low. Every spring/summer the number of sales peaks. The peaks in the number of sales do not correspond to peaksk or valleys in prices.

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